

079.A

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

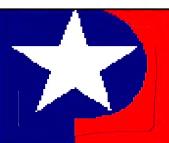
562,900 / 562,900

USE VALUE:

562,900 / 562,900

ASSESSED:

562,900 / 562,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64		BRATTLE ST, ARLINGTON

OWNERSHIP	Unit #:	A
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Owner 1:	ODEA JOHN J	
Owner 2:		
Owner 3:		

Street 1:	64A BRATTLE ST	
Street 2:		

Twn/City:	ARLINGTON	
St/Prov:	MA	
Postal:	02474	

PREVIOUS OWNER	
Owner 1:	SCHAEFFNER DALE R -
Owner 2:	SCHAEFFNER BARBARA L -
Street 1:	64B BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1946, having primarily Vinyl Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Unit Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7218												

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	562,900			562,900		

Total Card	0.000	562,900		562,900	Entered Lot Size
Total Parcel	0.000	562,900		562,900	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	345.34	/Parcel:	345.3	Land Unit Type:
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Parcel ID	079.A-0002-0006.0	Date
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!14547!

## PRINT

Date	Time
12/11/20	04:23:13

## LAST REV

Date	Time
08/01/18	09:25:40

danam

14547

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODEA JOHN J	32059-64		11/22/2000		287,500	No	No	4	

BUILDING PERMITS	
Date	Number

ACTIVITY INFORMATION	
Date	Result
8/1/2018	Measured

By	Name
DGM	D Mann
PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: TAN				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1946	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall: 10 - None	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:		%		Total: 18.6 %													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 295.00													
Bsmnt Gar:				Size Adj.: 1.29417181													
Electric: 3 - Typical				Const Adj.: 0.99000001													
Insulation: 2 - Typical				Adj \$ / SQ: 377.963													
Int vs Ext: S				Other Features: 75500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 691580													
% Com Wall	% Sprinkled:			Depreciation: 128634													
<b>MOBILE HOME</b>				Depreciated Total: 562946													
Make:				Final Total: 562900													
Model:				Val/Su Net: 345.34													
Serial #:				Val/Su SzAd: 345.34													
Year:				<b>PARCEL ID</b>				079.A-0002-0006.0									
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>RESIDENTIAL GRID</b>																	
1st Res Grid		Desc: Line 1		# Units: 1													
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1													
<b>REMODELING</b>																	
<b>RES BREAKDOWN</b>																	
Exterior:	No Unit	RMS	BRS	FL													
Interior:	1	7	3	1													
Additions:																	
Kitchen:																	
Baths:																	
Plumbing:																	
Electric:																	
Heating:																	
General:																	
<b>Totals</b>																	
1	7	3															
<b>SUB AREA</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	1,630	377.960	616,080													
<b>SUB AREA DETAIL</b>																	
Net Sketched Area:	1,630	Total:	616,080														
Size Ad	1630	Gross Are	1630	FinArea	1630												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	